

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/82 Potton Avenue Rosebud VIC 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Rosebud

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/14 Cass Street Rosebud VIC 3939	\$610,000	23-Oct-21
4/38 Elizabeth Avenue Capel Sound VIC 3940	\$620,000	12-Nov-21
3/10 Wilkinson Street Tootgarook VIC 3941	\$620,000	25-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 January 2022



1/14 Cass Street Rosebud VIC 3939

Sold Price

\$610,000

Sold Date

23-Oct-21

2

1

1

Distance

1.05km



4/38 Elizabeth Avenue Capel Sound VIC 3940

Sold Price

\$620,000

Sold Date

12-Nov-21

2

1

1

Distance

3.33km



3/10 Wilkinson Street Tootgarook VIC 3941

Sold Price

^{RS} **\$620,000**

Sold Date

25-Dec-21

2

1

1

Distance

4.27km

RS = Recent sale

UN = Undisclosed Sale

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